

## APPLICATION INFORMATION

# City of Albuquerque



## DEVELOPMENT/ PLAN REVIEW APPLICATION

### SUBDIVISION

- ☐ Major subdivision action  
☐ Minor subdivision action  
☐ Vacation  
☐ Variance (Non-Zoning)

### SITE DEVELOPMENT PLAN

- ☐ for Subdivision  
☐ for Building Permit  
☐ Administrative Amendment (AA)  
☐ Administrative Approval (DRT, URT, etc.)  
☐ IP Master Development Plan  
☐ Cert. of Appropriateness (LUCC)

### STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

### Supplemental Form (SF)

S Z

### ZONING & PLANNING

- ☐ Annexation  
☐ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)  
☐ Adoption of Rank 2 or 3 Plan or similar  
☐ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D

- ☐ Street Name Change (Local & Collector)

L A

### APPEAL / PROTEST of...

- ☐ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 800 2<sup>nd</sup> Street NW, Albuquerque, NM 87102.

Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

### APPLICATION INFORMATION:

Professional/Agent (if any): Kevin Provance, Black + Veatch Corp PHONE: 503 443 4463  
 ADDRESS: 5085 Meadows Rd Ste. 700 FAX: \_\_\_\_\_  
 CITY: Lake Oswego STATE OR ZIP 97035 E-MAIL: provancek@bv.com  
 APPLICANT: Verizon Wireless PHONE: N/A  
 ADDRESS: 4821 Eubank NE FAX: N/A  
 CITY: Albuquerque STATE NM ZIP 87111 E-MAIL: N/A  
 Proprietary interest in site: Lessee List all owners: Robert Munoz

DESCRIPTION OF REQUEST: Verizon Wireless is requesting a waiver of the landscape requirements for a new proposed wireless communications facility from the EPC.  
 Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes ☒ No ☐

### SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. P-1 replat of Tract P LA Reina de Los Altos Block: \_\_\_\_\_ Unit: 2  
 Subdiv/Addr/TBKA: P-1 replat of Tract P LA Reina de Los Altos  
 Existing Zoning: C-1 Proposed zoning: waive landscape from EPC MRGCD Map No N/A  
 Zone Atlas page(s): B-21-2 UPC Code: 102106027525240110

### CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB, AX, Z, V, S, etc.): N/A

### CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? No  
 No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): 425.5 sq ft (lease area)  
 LOCATION OF PROPERTY BY STREETS: On or Near: Morris St. & Comanche Blvd. .5125 acres  
 Between: Santa Susana P-1 NE and Chapala P-1 NE  
 Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team (PRT) ☒ Review Date: 6/17/15

### SIGNATURE

(Print Name) Ann-Maria McKenzie DATE 9/29/15  
 Applicant: ☒ Agent: ☐

### FOR OFFICIAL USE ONLY

- ☐ INTERNAL ROUTING  
☐ All checklists are complete  
☐ All fees have been collected  
☐ All case #s are assigned  
☐ AGIS copy has been sent  
☐ Case history #s are listed  
☐ Site is within 1000ft of a landfill  
☐ F.H.D.P. density bonus  
☐ F.H.D.P. fee rebate

Application case numbers  
15EPC .40055

Action S.F. Fees  
3PWTF \_\_\_\_\_ \$ 385.00  
CMF \_\_\_\_\_ \$ 50.00  
ADV \_\_\_\_\_ \$ 75.00  
 \_\_\_\_\_ \$ \_\_\_\_\_  
 \_\_\_\_\_ \$ \_\_\_\_\_  
 Total \$ 510.00

Hearing date Nov. 12, 2015

9-29-15

Project # 1010626

Staff signature & Date

Revised: 11/2014

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

- ☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16)** Maximum Size: 24" x 36"
- ☐ **IP MASTER DEVELOPMENT PLAN (EPC11)**
- 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
  - Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 20 copies.
  - For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
  - Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Completed Site Plan for Subdivision and/or Building Permit Checklist
  - Sign Posting Agreement
  - Traffic Impact Study (TIS) form with required signature
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- ☐ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15)** Maximum Size: 24" x 36"
- ☒ **SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**

- N/A 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
- X Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) 20 copies.
- X Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted. (Folded to fit into an 8.5" by 14" pocket.) 20 copies
- X Site Plans and related drawings reduced to 8.5" x 11" format (1 copy)
- X Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
- X Letter briefly describing, explaining, and justifying the request
- X Letter of authorization from the property owner if application is submitted by an agent
- X Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
- X Sign Posting Agreement
- N/A Completed Site Plan for Subdivision and/or Building Permit Checklist
- N/A Traffic Impact Study (TIS) form with required signature
- X Fee (see schedule)
- N/A List any original and/or related file numbers on the cover application

NOTE: For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submitted:

- X Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
- X Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
- X Letter of Intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
- X Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
- X Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
- X Registered engineer or architect's stamp on the Site Development Plans
- X Office of Community & Neighborhood Coordination inquiry response as above based on ¼ mile radius
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- ☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01)** Maximum Size: 24" x 36"
- ☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) 20 copies
  - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) 20 copies
  - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) 20 copies
  - Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
  - Zone Atlas map with the entire property(ies) clearly outlined
  - Letter briefly describing, explaining, and justifying the request
  - Letter of authorization from the property owner if application is submitted by an agent
  - Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
  - Sign Posting Agreement
  - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
  - Traffic Impact Study (TIS) form with required signature
  - Fee (see schedule)
  - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Kevin Provance, Agent for Verizon Wireless

Applicant name (print)

Applicant signature / date



- ☐ Checklists complete
- ☐ Fees collected
- ☐ Case #s assigned
- ☐ Related #s listed

Application case numbers

15-EX-40055

Form revised November 2010

Project #:

Planner signature / date

9-29-15

**LETTER OF AUTHORIZATION**

Robert Munoz  
3640 Morris Street NE  
Albuquerque, NM 87111  
Verizon Wireless, Site Name: ABO Chapala

**Property Address:** 3640 Morris Street NE

**Parcel I.D. #:** 1-021-060-275-252-401-10

**RE:** Approvals

The undersigned, the Property Owner of the above described property (the "Property"), does hereby authorize Verizon Wireless and its representatives, as Property Owner's agent (the "Authorized Agent") for the purpose of completing and/or filing any application, form, map, drawing, site plan or other document, in obtaining any zoning approval, variance, special permit or other land use approval or building permit (collectively, the "Approvals"), required to provide Verizon Wireless with lawful access to, and the ability to use the Property for the purpose of installing, erecting or otherwise placing tower structure, antennas, support structures and related equipment on the Property. Property Owner shall fully cooperate with Verizon Wireless and its agents in obtaining any required Approvals.

"PROPERTY OWNER"

BY: Robert Munoz  
(Print Name)

SIGNATURE: [Signature]

TITLE: Owner

DATE: 9-17-15



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**BLACK & VEATCH CORPORATION**  
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LAKE OSWEGO, OR 97035 USA  
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**CELLCO PARTNERSHIP  
d/b/a VERIZON WIRELESS (“VZW”)**

**CITY OF ALBUQUERQUE  
APPLICATION  
FOR  
ENVIRONMENTAL PLANNING COMMISSION  
FOR  
WAIVER FROM  
LANDSCAPING REQUIREMENTS**

**3640 MORRIS STREET NE  
PARCEL I.D. # 1-021-060-275-252-401-10  
ALBUQUERQUE, NEW MEXICO**

**SITE NAME: ABQ CHAPALA (“MORRIS & COMANCHE AUTO RL”)**

**PROJECT OVERVIEW  
REQUEST FOR WAIVER  
CITY OF ALBUQUERQUE, NEW MEXICO**

**Petitioner**

Cellco Partnership, d/b/a Verizon Wireless provides wireless telecommunication services to the public in regional markets across the United States, as well as in more than 200 destinations around the world. Verizon Wireless has the largest nationwide voice and data network with over 107 million subscribers, operating the nation's fastest and most advanced 4G network and the largest and most reliable 3G network. Verizon Wireless is licensed by the Federal Communication Commission (FCC) and regulated by the Federal Aviation Administration (FAA).

Verizon Wireless is a major provider of wireless telephone service in the State of New Mexico. Benefits of wireless telecommunications include:

- **Public Safety:** More than 70% of all 911 calls nationwide are from wireless phones per FCC on March, 2015.
- **Alternative to Landline System:** More than 40% of all US households are served by wireless carriers only according to CTIA on June, 2015. Where there is a landline phone in use, wireless serves as a back-up to the landline system.
- **Lifestyle and Convenience:** Wireless telecommunications support the productive and busy lifestyles of people in the City of Albuquerque by increasing productivity and reducing stress.

**Statement of Necessity**

As part of its continued deployment in the State of New Mexico, Verizon Wireless engineers have identified the need for a wireless telecommunications facility to serve the City of Albuquerque. A preliminary network design is prepared based on many factors, including the characteristics of the community, available radio frequencies, and wireless equipment capabilities. A map of the selected "search area" and other requirements for the site are provided to property consultants who visit the area to identify and rank potential sites. This search area represents the area in which a facility must be located to allow it to function as an integral unit in the wireless telecommunications system. Wireless telecommunication facilities are laid out in a grid pattern and the spacing, height and location of this component site are critical for the successful operation of the system. The property at 3640 Morris Street meets the engineering criteria for the necessary site in this area.

**Property Search**

Once the need for a wireless telecommunications facility is identified, Verizon Wireless studies the local zoning regulations to determine the most appropriate zoning districts within the search area to locate their facility. Verizon Wireless is dedicated to working with local officials to site its facilities

in locations appropriate to the community. Whenever feasible, Verizon Wireless strives to acquire sites that utilize existing structures, blend with the local character, and are unobtrusive to the community. When construction of a new facility is required, sites are chosen by their proximity to compatible land uses whenever feasible. It is important to remember that wireless telecommunication facilities must be considered as part of a network, not as individual locations. Wireless Telecommunication facilities can be likened to links in a chain, one link adds to the next, making the network design larger. Once these links, or wireless telecommunication facilities, are constructed, it is difficult to adjust the network design or move individual sites.

### **Description of Property**

The subject parcel is located at 3640 Morris Street in the City of Albuquerque and is owned by Robert Munoz. The parcel is zoned Commercial (C-1) and is currently a commercial retail and gas station business. The parcel is surrounded entirely by property zoned Commercial (C-3) to the north and west and Residential (R-1) to south and east. Verizon Wireless will be leasing a 23' x 18' 6" area in the eastern portion of the property. Access will be via existing access driveway and parking off Morris Street. There are no other existing tall structures which meet Verizon Wireless requirements for the necessary site in this search area and the parcel runs along major traffic corridor intersection of Morris and Comanche Streets.

### **Nature of Request/Zoning Analysis**

Verizon Wireless is requesting a waiver from the landscaping requirements and any other permits necessary to construct a 49' concealed monopole tower structure and related antenna equipment including placing ground equipment cabinets and generator within a proposed masonry wall compound area.

Pursuant to General Regulations 14-16-3-17, titled "Wireless Telecommunications Facilities," Subsection (F), titled "Landscaping and Screening," of the City of Albuquerque, New Mexico, Verizon Wireless' requests a waiver from this requirement and approval from the Environmental Planning Commission in this district as follows:

*"(F) Landscaping and Screening. (1) All free-standing wireless telecommunications facilities shall include landscaping planted and maintained according to a Landscaping Plan approved by the Planning Director or his/her designee; however, the Planning Commission may waive this requirement where the Planning Commission finds this requirement is not useful to achieving the intent of this Zoning Code."*

The proposed 49' concealed monopole tower and compound area will be placed against the wall of an existing building and in between an adjacent building, obscured from view from the both Morris and Comanche Streets. (Refer to the photo of the proposed site.) The establishment, maintenance and operation of this facility will be wholly contained within the 23' x 18' 6" lease parcel which is adequate space for a PCS facility. As this facility is unstaffed, a 9' tall cinderblock wall with 12' wide wrought iron gate will surround the tower in order to protect private property. The facility will be located in the

eastern section of the parcel up against an existing building in order to minimize any adverse effects or visual impacts on the nearby properties. Due to the commercial nature of this area, this facility will not have an adverse effect on permitted uses or surrounding properties. Therefore, this facility will be adequately screened from public view and access. Additional landscaping will not achieve or add to existing screening and concealment measures around the compound area. Instead, Verizon Wireless is proposing to mitigate and relocate required landscaping to the existing landscape islands as applicable on the property. (Refer to photos of Comanche Road NE and Morris Street NE for existing landscaping.) So, the street frontage areas of the property will contain additional landscaping as indicated on the site plans. Furthermore, existing vegetation landscaping along both Morris and Comanche Streets also adequately screens the proposed wireless telecommunications facility. The existing use of the compound area is not conducive to providing a healthy environment for vegetation to thrive due to its location within an existing parking lot and between two (2) buildings. Providing landscaping around the compound area would also interfere with the existing on-site parking and traffic circulation.

The proposed wireless telecommunications facility will conform to all other applicable City of Albuquerque regulations. Further, all setbacks will be complied with and no streets, rights-of-way or easements will be encroached upon. After construction, this site will provide 911 and emergency communication as well as improved wireless coverage in this section of the City of Albuquerque.

#### **Statement of Operations**

Once the construction of the wireless telecommunications facility is complete and the telephone switching equipment is fine-tuned, visitation to the site by service personnel for routine maintenance will occur approximately once a month. The site is entirely self-monitored and connects directly to a central office where sophisticated computers alert personnel to any equipment malfunction or breach of security. The wireless telecommunications facility will be unstaffed, with no regular hours of operation and no impact to existing traffic patterns.

#### **Compliance with Federal Regulations**

Verizon Wireless will comply with all applicable FCC rules governing construction requirements, technical standards, interference protection, power and height limitations, and radio frequency standards. In addition, the company will comply with all applicable FAA rules on site location and operation.



**STANDARDS FOR WIRELESS TELECOMMUNICATIONS REGULATIONS  
§ 14-16-3-17(C) CITY OF ALBUQUERQUE, NEW MEXICO**

**(C) Waiver:**

(1) The Planning Commission after a public hearing by the Planning Commission subject to notice required for a special exception, may grant a waiver of those requirements over which the Planning Commission has review authority except for height. A waiver shall be granted only if the Planning Commission finds in writing that the waiver:

- (a) Is in the best interest of the community as a whole;

VZW' proposed wireless telecommunications facility consists of a concealed monopole structure which has the least aesthetic impact of any existing wireless tower structure. The establishment, maintenance and operation of this facility will be wholly contained within the 23' x 18'6" lease parcel which is adequate space for a PCS facility. As this facility is unstaffed, a 9' concrete wall will surround the site in order to protect private property. The facility will be located in the middle between two (2) existing buildings in order to minimize any adverse effects or visual impacts on the nearby properties. The parcel is surrounded by Commercial (C-3) to the north and west, Residential (R-1) to the south and east. Due to the commercial nature of this area, this facility will not have an adverse effect on permitted uses or surrounding properties. VZW is proposing to mitigate and relocate required landscaping to the existing landscape islands as applicable on the property and as indicated on the enclosed site plans. Therefore, this facility will be adequately screened from public view and access.

- (b) Will expedite the approval of an antenna, tower, or tower alternative.

If the strict letter of the regulations were carried out, the proposed wireless facility would take additional construction time to complete at this location due to the landscaping requirement. Due to the inherent natural screening of the existing surroundings, i.e., between two (2) existing buildings to the east and west sides of the compound and asphalt parking lot to the north of the compound area and existing asphalt parking and dirt lot parking to the south of the compound, approval of this waiver request from landscaping requirement will expedite the approval of the proposed concealed tower structure.

- (c) Will not jeopardize public health, safety and welfare;

VZW' proposed PCS facility will be on a small lease parcel (23' x 18'6") located within the Commercial (C-3) District. Due to the diminutive size of the lease parcel and the nature of the surrounding uses, this proposed facility will not interfere with the use and enjoyment of any other property in the immediate vicinity, nor will it be detrimental to the public health, safety, morals or general welfare. Wireless technology does not interfere with any other form of communication, whether public or private. To the contrary, wireless technology provides vital communications in emergency situations and will commonly be used by local residents and emergency personnel to protect the general public's health, safety and welfare. This proposed facility will not have an effect on the property values within the neighborhood, but rather, its presence will enhance and provide wireless communications to the residents of the City of Albuquerque.

- (d) Will either ameliorate the adverse impacts of antenna and tower proliferation or the adverse impact of requiring new construction of towers or antennas; and

Due to its diminutive size (lease area 23' x 18'6") and its location in a Commercial zoned area, the proposed wireless telecommunications facility will not impede the normal and

orderly development and improvements of surrounding property for uses permitted in this district.

- (e) Will better serve the purposes of this section.

Due to the minimal size of the lease area and the nature of the surrounding uses, there will be little impact on the character of the locality, with no adverse effect on existing or future development in the area. Existing landscape and surrounding building materials are adequate to screen VZW's proposed facility. However, VZW is proposing to mitigate and relocate required landscaping to the existing landscape islands as applicable on the property and as indicated on the enclosed site plans.

(2) The facts to be considered by the Planning Commission in reviewing an application for a waiver shall include:

- (a) The height of the proposed tower;

The height of the proposed concealed monopole tower is 49'.

- (b) The proximity of the tower antenna to residential structures and residential district boundaries;

The proximity to a residential district and structure is 106'5". This is the south setback distance to the residential zoned district. An existing concrete wall separates the residential property from the commercial property.

- (c) The nature of uses on adjacent and nearby properties;

The parcel is surrounded by Commercial (C-3) to the north and west, Residential (R-1) to the south and east. There is existing commercial property facing Comanche Road NE while there is residential property to the south and east. An existing concrete wall separates the residential property from the commercial property.

- (d) The surrounding topography;

Based on a computerized engineering study considering local population density and topography, engineers at VZW have issued a "Search Ring" identifying the necessary location for a wireless facility in this area. This Search Ring represents the area in which a facility must be located to allow it to function as an integral unit in the wireless network in the Albuquerque area.

- (e) The surrounding vegetation and foliage;

Existing vegetation and landscaping islands exist along the property facing Morris Street NE and Comanche Road NE. Existing landscaping is adequate to screen VZW's proposed facility. However, VZW is proposing to mitigate and relocate required landscaping to the existing landscape islands as applicable on the property and as indicated on the enclosed site plans.

- (f) The design of the tower or antenna, with particular reference to design characteristics that have the effect of reducing or eliminating any visual obtrusiveness;

VZW's proposed 49' tall concealed monopole tower structure will have the antennas wholly contained within a proposed antenna shroud canister enclosure. This design reduces the visual impact of the tower at both close-up and far-away visual ranges as indicated on the enclosed photosimulations. In addition, the proposed concrete wall enclosure surrounding

the tower and lease area will entirely conceal from view the ground equipment cabinets and generator. Therefore, additional landscaping will not add to the concealment measures VZW has taken with the design and location of its proposed wireless facility on the property. Instead, VZW is proposing to mitigate and relocate required landscaping to the existing landscape islands as applicable on the property. (Refer to photos of Comanche Road NE and Morris Street NE for existing landscaping.) So, the street frontage areas of the property will contain additional landscaping as indicated on the enclosed site plans.

(g) The proposed ingress and egress;

Not applicable. Existing ingress and egress and parking at the subject property is more than adequate for the expected infrequent maintenance visits to this site. The existing use of the compound area is not conducive to providing a healthy environment for vegetation to thrive due to its location within an existing parking lot and between two (2) buildings. Providing landscaping around the compound area would also interfere with the existing on-site parking and traffic circulation. There is a former ingress/egress along Comanche Road NE that was blocked off by the property owner during the 1990's. Therefore, VZW proposes to provide landscaping within this blocked island. Refer to the enclosed site plans.

(h) The availability of suitable existing towers or other structures; and

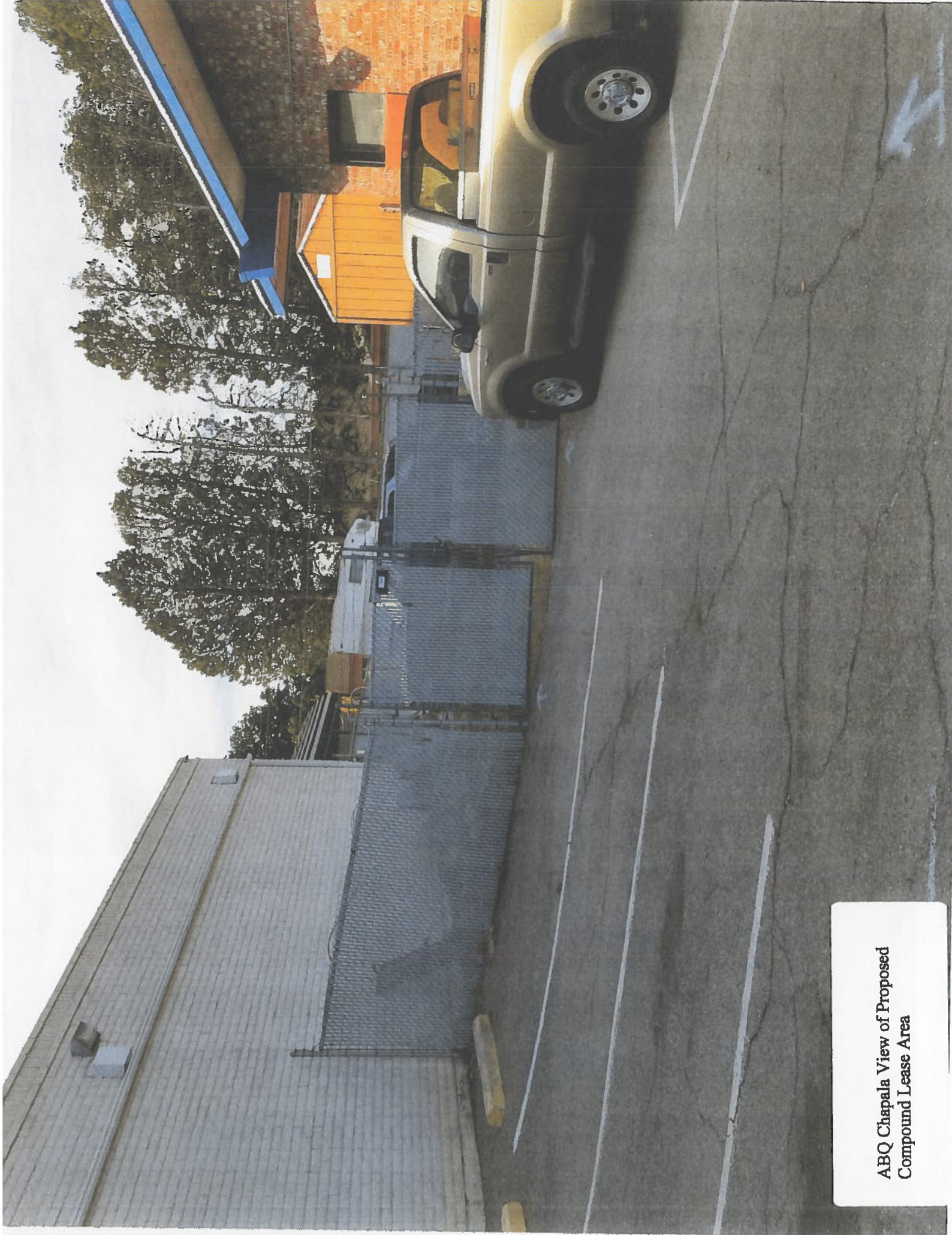
There are no other existing tall structures which meet Verizon Wireless requirements for the necessary site in this search.

(i) Such other factors as may be relevant.

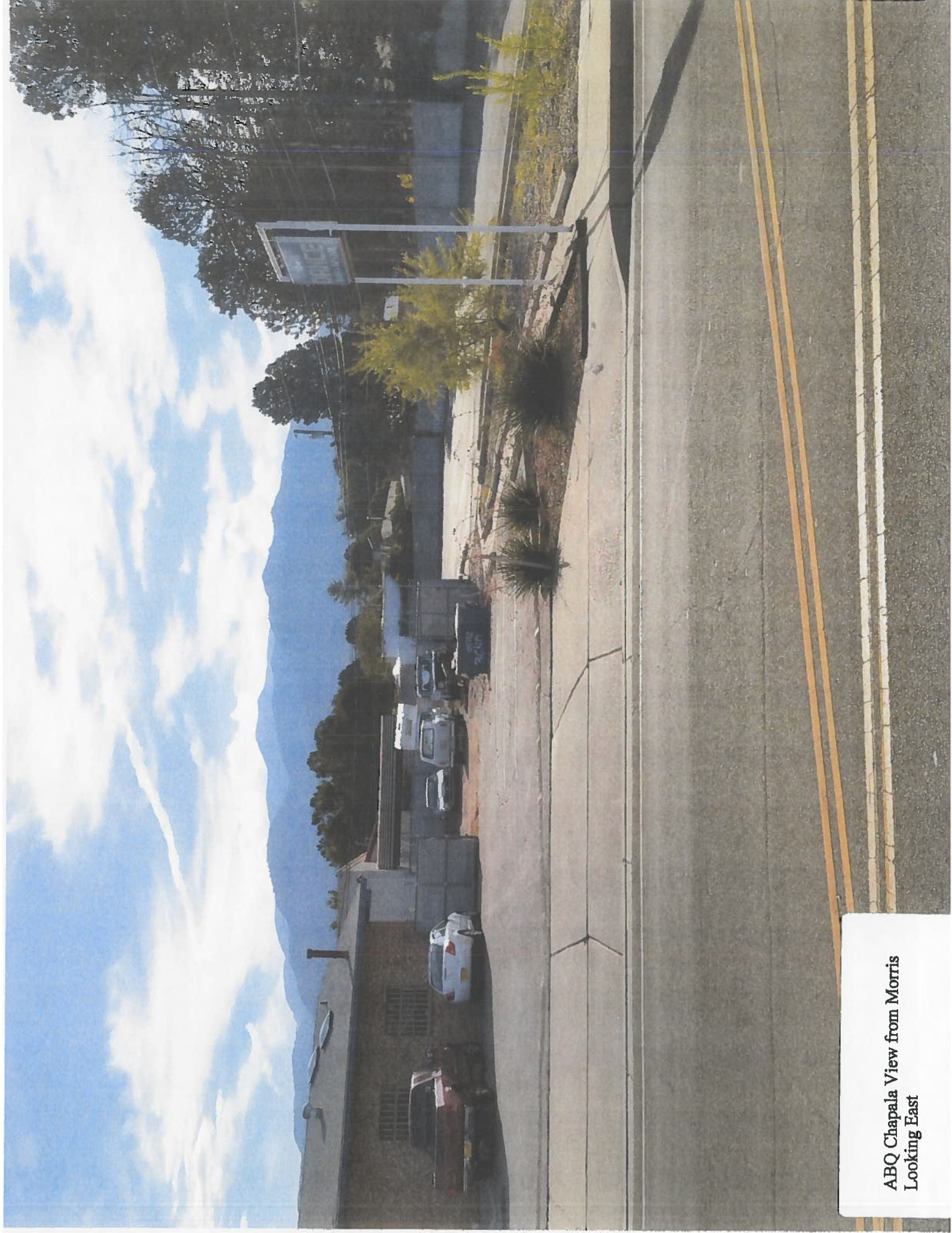
Not applicable. See above previous statements.



ABQ Chapala View of Proposed  
Compound Lease Area







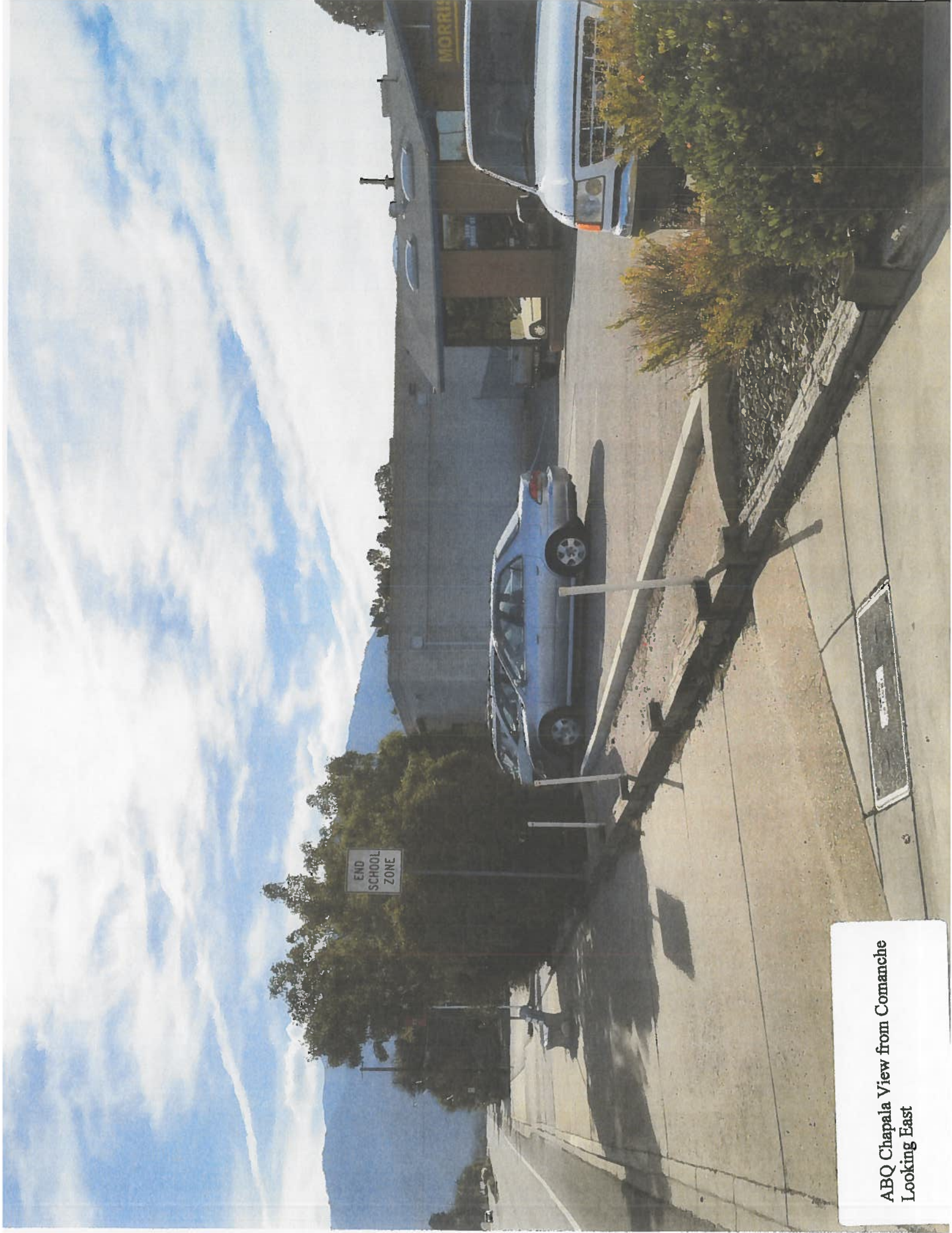
ABQ Chapala View from Morris  
Looking East





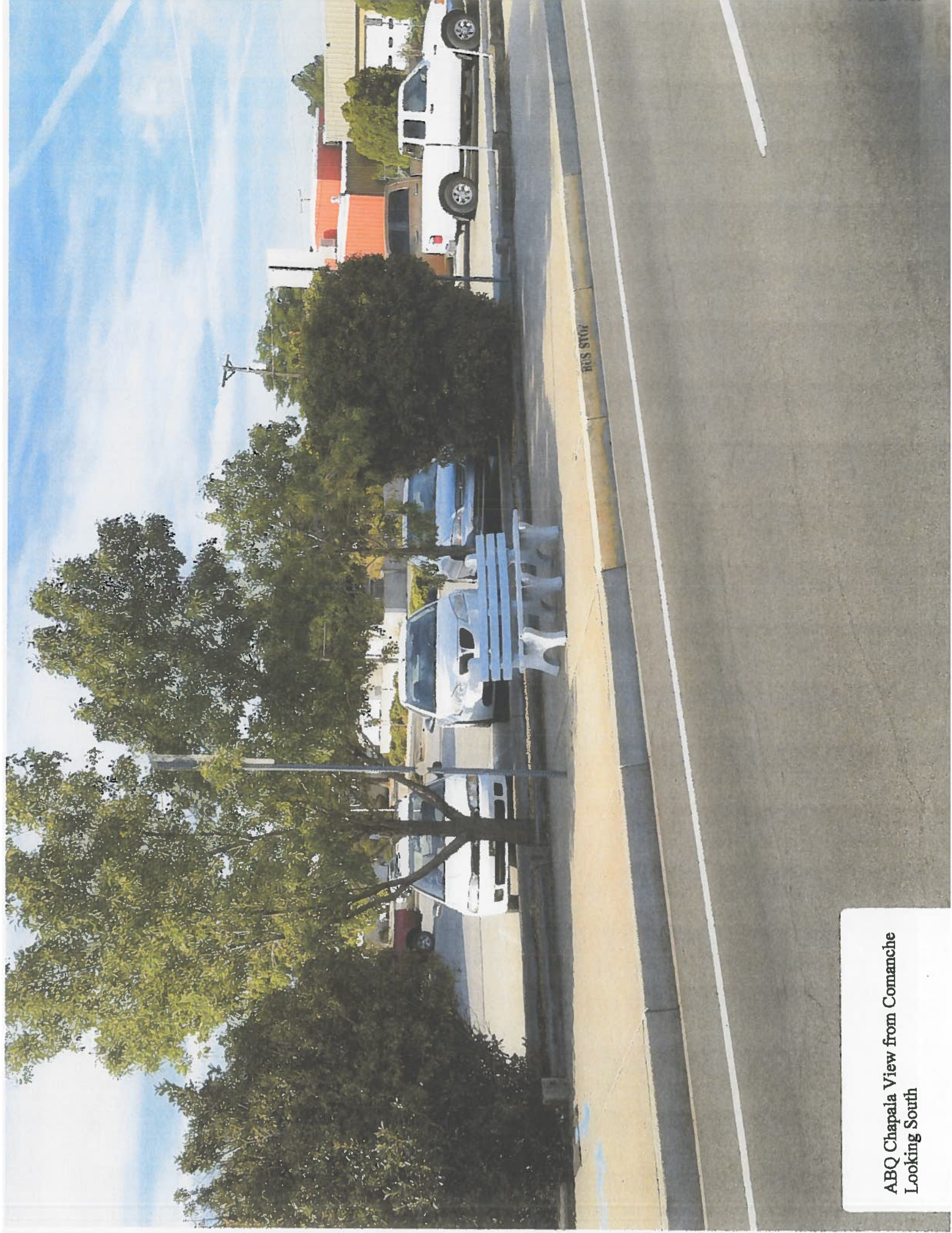
ABQ Chapala View from Morris  
Looking South





ABQ Chapala View from Comanche  
Looking East

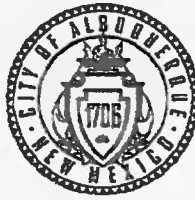




ABQ Chapala View from Comanche  
Looking South



NOTIFICATION &  
NEIGHBORHOOD INFORMATION



## City of Albuquerque

P.O. Box 1293, Albuquerque, NM 87103

September 15, 2015

Stephanie Pratt  
Black & Veatch Corp.  
30150 Telegraph Road, Suite 365  
Bingham Farms, MI 48025  
Phone: 913-458-6780/Fax: 248-594-9337  
E-mail: [PrattS@bv.com](mailto:PrattS@bv.com)

Dear Stephanie:

Thank you for your inquiry of **September 15, 2015** requesting the names of **ALL Neighborhood and/or Homeowner Associations** who would be affected under the provisions of §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* by your proposed project at **(CELL TOWER SUBMITTAL FOR FREE-STANDING TOWER) TRACT P-1A REPLAT OF TRACT P LA REINA DE LOS ALTOS, UNIT 2, LOCATED AT 3640 MORRIS STREET NE BETWEEN SANTA SUSANA PLACE NE AND COMANCHE ROAD NE** zone map **G-21**.

Our records indicate that the **Neighborhood and/or Homeowner Associations** affected by this submittal and the contact names are as follows:

**SEE "ATTACHMENT A" FOR THE NAMES OF THE NA/HOA'S THAT NEED TO BE CONTACTED IN REGARDS TO THIS PLANNING SUBMITTAL – please attach this letter and "Attachment A" to your Application Packet ALONG with copies of the letters and certified mail receipts to the NA/HOA's – siw.**

Please note that according to §14-8-2-7 of the *Neighborhood Association Recognition Ordinance* you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov) or by fax at (505) 924-3913.

Sincerely,  
*Stephani Winklepleck*  
Stephani Winklepleck  
Neighborhood Liaison  
OFFICE OF NEIGHBORHOOD COORDINATION  
Planning Department

**PLEASE NOTE:** The NA/HOA information listed in this letter is valid for one (1) month. If you haven't filed your application within one (1) month of the date of this letter – you will need to get an updated letter from our office.

**LETTERS MUST BE SENT TO BOTH CONTACTS OF EACH NA/HOA FOR THIS PLANNING SUBMITTAL.**

## **"ATTACHMENT A"**

**(CELL TOWER SUBMITTAL FOR FREE-STANDING TOWER) TRACT P-1A REPLAT OF TRACT P LA REINA DE LOS ALTOS, UNIT 2, LOCATED AT 3640 MORRIS STREET NE BETWEEN SANTA SUSANA PLACE NE AND COMANCHE ROAD NE zone map G-21 for Stephanie Pratt, Black & Veatch Corp.**

### **SAN GABRIEL AREA N.A. "R"**

**\*Dan Jones**

3917 Inca Ct. NE/87111 299-1677 (h)

Carol Driscoll

10209 San Gabriel Rd. NE/87111 332-8038 (h)

### **CIELITO LINDO N.A. "R"**

**\*Deanna Chavez**

10700 Nelle Ave. NE/87111 293-1681 (c)

Patricia Duda

3720 Camino Capistrano NE/87111 440-3735 (c)

**\*President of NA/HOA**

**Lehner, Catalina L.**

---

**From:** Winklepleck, Stephani I.  
**Sent:** Monday, October 05, 2015 11:01 AM  
**To:** 'Pratt, Stephanie'  
**Cc:** Lehner, Catalina L.; Dicome, Kym  
**Subject:** EPC PROJECT #1010626/15EPC-40055 - KEVIN PROVANCE, BLACK & REATCH CORP., AGENT FOR VERIZON WIRELESS  
**Attachments:** ONC-SIW DEVELOPER INFO WITH NA-HOA.doc  
**Importance:** High

Greetings Stephanie,

After the distribution of the Environmental Planning Commission (EPC) Projects for the November 12, 2015 agenda, I didn't realize that your Cell Tower Submittal was going before our EPC Hearing Board. Notification on EPC Submittals also needs to be done to the various Coalitions in Albuquerque. The affected Coalition for your submittal is the District 8 Coalition of NA's.

I am attaching the Updated ONC Inquiry Letter and that is attached with the contact information for the District 8 Coalition. You will need to do the following:

- Send letters to the two contacts of the District 8 Coalition of NA's - certified mail, return receipt requested.
- Send a copy of the letters to the Coalition, copy of the white receipts to the assigned staff planner - Catalina Lehner so that she will file in your project file.
- Send copy of my Updated ONC Inquiry Letter also to Catalina.

If you have any questions please feel free to contact me at the information below or Catalina Lehner at [clehner@cabq.gov](mailto:clehner@cabq.gov) or her phone is 505-924-3935.

Have a good one.

Stephani  
Stephani Winklepleck  
Neighborhood Liaison  
Office of Neighborhood Coordination  
COA/Planning  
Phone: 505-924-3914 Fax: 505-924-3913  
E-mail: [swinklepleck@cabq.gov](mailto:swinklepleck@cabq.gov)



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September 22, 2015

**VIA CERTIFIED MAIL  
RETURN RECEIPT REQUESTED**

Cielito Lindo Neighborhood Association  
10700 Nelle Ave. NE  
Albuquerque, NM 87111  
Attn: Deanna Chavez, President

**RE: Verizon Wireless (VZW) Application for Environmental Planning Commission**  
**Site Name: VZW ABQ Chapala**  
**Site Address: 3640 Morris Street NE**  
**APN: 1-021-060-275-252-401-10**

Dear Neighborhood Association President:

The purpose of this letter is to inform you that VZW is submitting an application to the City of Albuquerque Planning Department for waiver from landscaping requirements from the Environmental Planning Commission.

The subject property is zoned Commercial (C-1) and includes an auto repair facility. It is surrounded by Commercial zoned property on each side, with Residential (R-1) zoned property to the south. The legal description is as follows:

**TR P-1 A REPLAT OF TR P LA REINA DE LOS ALTOS UNIT 2**

Pursuant to General Regulations 14-16-3-17, titled "Wireless Telecommunications Regulations," Sub-section (F), titled "Landscaping and Screening," of the City of Albuquerque, New Mexico, VZW will request a waiver from the Environmental Planning Commission for landscape requirements. The proposed concealed facility already takes advantage of screening by existing landscaping and tall trees to the south and will be located between two (2) buildings which provide additional screening. This site is crucial to the VZW network providing 911 and emergency communication as well as improved wireless coverage to City of Albuquerque residents.

I would be happy to answer any questions or hear your comments regarding this proposal. You may reach me at (503) 443-4463, or you may reach the City of Albuquerque's Planning Department at (505) 924-3860.

Sincerely,  
Black & Veatch Corporation

Kevin Provance  
Land Use Planner and Planning Manager

Enclosures

7003 2260 0004 6526 4816

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Certified Fee	\$2.80
Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.25

Sent To: Don Jones  
 Street, Apt. No., or PO Box No.: 3917 Inca Court NE  
 City, State, ZIP+4: Albuquerque, NM 87111

PS Form 3800, June 2002 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.25

Sent To: Denna Chavez  
 Street, Apt. No., or PO Box No.: 10700 Nellie Ave. NE  
 City, State, ZIP+4: Albuquerque, NM 87111

PS Form 3800, June 2002 See Reverse for Instructions

7003 2260 0004 6526 4832

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Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.25

Sent To: Carol Driscoll  
 Street, Apt. No., or PO Box No.: 10209 San Gabriel Rd NE  
 City, State, ZIP+4: Albuquerque, NM 87111

PS Form 3800, June 2002 See Reverse for Instructions

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Return Receipt Fee (Endorsement Required)	\$0.00
Restricted Delivery Fee (Endorsement Required)	\$0.00
Total Postage & Fees	\$6.25

Sent To: Driscoll, Carol  
 Street, Apt. No., or PO Box No.: 3720 Camino Capistrano NE  
 City, State, ZIP+4: Albuquerque, NM 87111

PS Form 3800, June 2002 See Reverse for Instructions

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Restricted Delivery Fee (Endorsement Required) \$0.00  
Total Postage & Fees \$6.75

FRANKLIN, MI 48025 0907 07  
OCT 05 2015  
10/06/2015

Sent to Janet B. HS  
Street, Apt. No. or PO Box No. 9200 Concordia Way, NE  
City, State, ZIP+4 Albuquerque, NM 87111

PS Form 3800, August 2007 See Reverse for Instructions

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Return Receipt Fee (Endorsement Required) \$0.00  
Restricted Delivery Fee (Endorsement Required) \$0.00  
Total Postage & Fees \$6.75

FRANKLIN, MI 48025 0907 07  
OCT 05 2015  
10/06/2015

Sent to Don Couchman  
Street, Apt. No. or PO Box No. 6441 Concordia NE  
City, State, ZIP+4 Albuquerque, NM 87111

PS Form 3800, August 2007 See Reverse for Instructions

FRANKLIN  
32406 FRANKLIN RD  
FRANKLIN  
MI 480259998  
2588050907  
10/06/2015 (800)275-8777 2:05 PM

Product Description	Sale Qty	Final Price
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87111) (Weight: 0 Lb 0.50 Oz) (Expected Delivery Day) (Friday 10/09/2015)	1	\$0.49
Certified (®USPS Certified Mail #) (70140510000112631714)	1	\$3.45
Return Receipt (®USPS Return Receipt #) (9590940100535168213430)	1	\$2.80
First-Class Mail Letter (Domestic) (ALBUQUERQUE, NM 87111) (Weight: 0 Lb 0.50 Oz) (Expected Delivery Day) (Friday 10/09/2015)	1	\$0.49
Certified (®USPS Certified Mail #) (70140510000112631721)	1	\$3.45
Return Receipt (®USPS Return Receipt #) (9590940100535168213447)	1	\$2.80
<b>Total</b>		<b>\$13.48</b>
Credit Card Remitd (Card Name: MasterCard) (Account #: XXXXXXXXXXXX3834)		\$13.48

## SITE PLAN REDUCTIONS



# verizonwireless

## ABQ CHAPALA

PUBLIC RECORD PARCEL NO. 102106027525240110

3640 MORRIS ST. NE

ALBUQUERQUE, NM 87111

BERNALILLO COUNTY

NEW 49'-0" MONOPOLE

(OVERALL HEIGHT: 50'-0" A.G.L.)

RAW LAND COMMUNICATIONS

### SHEET INDEX:

SHEET	TITLE	REV.
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100	ENVIRONMENTAL IMPACT STATEMENT	2

### PROJECT INDEX:

APPLICANT:	PROJECT INDEX:
VERIZON WIRELESS	VERIZON WIRELESS
4821 EUBANK NE	4821 EUBANK NE
ALBUQUERQUE, NM 87111	ALBUQUERQUE, NM 87111
CONTACT: JEFF DEMAL	CONTACT: JEFF DEMAL
PHONE: 505-250-0004	PHONE: 505-250-0004
ENGINEERS/DESIGNERS:	ENGINEERS/DESIGNERS:
TOWERCOM TECHNOLOGIES LLC	TOWERCOM TECHNOLOGIES LLC
4300 MONTGOMERY BLVD. NE, SUITE 5	4300 MONTGOMERY BLVD. NE, SUITE 5
ALBUQUERQUE, NM 87109	ALBUQUERQUE, NM 87109
CONTACT: BRIAN WILEY	CONTACT: BRIAN WILEY
PHONE: 505-232-4884 EXT. 130	PHONE: 505-232-4884 EXT. 130
SUBMITTER:	SUBMITTER:
TOWERCOM TECHNOLOGIES	TOWERCOM TECHNOLOGIES
4300 MONTGOMERY BLVD. NE, SUITE 5	4300 MONTGOMERY BLVD. NE, SUITE 5
ALBUQUERQUE, NM 87109	ALBUQUERQUE, NM 87109
CONTACT: L. DEAN VAN HANRE, RPLS	CONTACT: L. DEAN VAN HANRE, RPLS
PHONE: 915-474-2803	PHONE: 915-474-2803
ZONING/SITE AS:	ZONING/SITE AS:
BLACK & VEATCH CORPORATION	BLACK & VEATCH CORPORATION
1100 UNIVERSITY CITY BLVD. NE	1100 UNIVERSITY CITY BLVD. NE
ALBUQUERQUE, NM 87112	ALBUQUERQUE, NM 87112
CONTACT: AMY MCNEZIE	CONTACT: AMY MCNEZIE
PHONE: 505-504-4885	PHONE: 505-504-4885

### ASSOCIATED FINAL DESIGN:

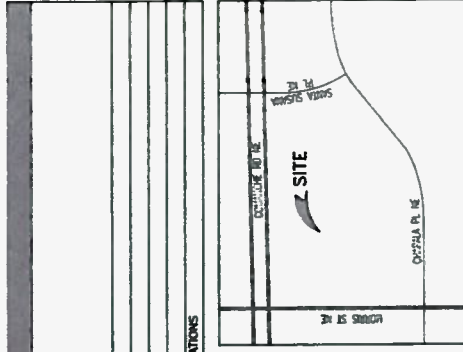
ASSOCIATED FINAL DESIGN:
SITUATE WITHIN TRACT 6-1, LA REINA DE LOS ALTOES UNIT TWO, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

### ZONING NOTES:

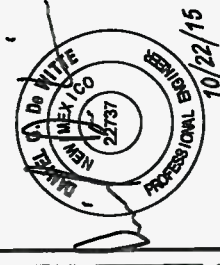
ARMANDMENT:	ALL WIRELESS TELECOMMUNICATIONS FACILITIES WHICH ARE NOT IN CONFORMANCE WITH THE ZONING ORDINANCE SHALL BE REMOVED FROM THE SITE WITHIN THREE MONTHS OF THE END OF SUCH THREE MONTH PERIOD. UPON REMOVAL, THE SITE SHALL BE REVEGETATED TO BLEND IN WITH THE EXISTING SURROUNDING VEGETATION.
HEALTH ISSUES:	EVERY WIRELESS TELECOMMUNICATIONS FACILITY SHALL MEET THE HEALTH AND SAFETY STANDARDS FOR ELECTROMAGNETIC FIELD EMISSIONS AS ESTABLISHED BY THE FEDERAL COMMUNICATIONS COMMISSION OR ANY SUCCESSOR THEREOF, AND ANY OTHER FEDERAL OR STATE AGENCY.
FCC:	EVERY WIRELESS TELECOMMUNICATIONS FACILITY SHALL MEET THE REGULATIONS OF THE FCC REGARDING PHYSICAL AND ELECTROMAGNETIC INTERFERENCE. THE ONLY SITUATION WHICH IS PERMITTED IS THAT WHICH IS REQUIRED BY STATE OR FEDERAL LAW.
LIGHTING/SIGNAGE:	EVERY WIRELESS TELECOMMUNICATION FACILITY SHALL MEET THE HEIGHT, SKY RESTRICTIONS OF THE COMPREHENSIVE CITY ZONING CODE. LIGHTING OR SIGNAGE WILL BE PROVIDED ONLY AS REQUIRED BY FEDERAL OR STATE AGENCIES.
FCC COMPLIANCE:	IRADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF OTHER COMMUNICATION DEVICES.
ADA COMPLIANCE:	THIS FACILITY IS UNDESIGNED AND NOT FOR HUMAN HABITATION. LANDSCAPES AND EXITS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.

### PROJECT INFORMATION:

PROPERTY OWNER:	ROBERT MUNOZ 3640 MORRIS ST. NE. ALBUQUERQUE, NM 87111
CONTACT:	ROBERT MUNOZ PHONE: 505-283-1091 CITY OF ALBUQUERQUE
JURISDICTION:	CITY OF ALBUQUERQUE
PUBLIC RECORD PARCEL NO.:	102106027525240110
OCCUPANCY CLASSIFICATION:	U - UTILITY & USE:
LAND USE:	C1 AND COMMERCIAL USES COMMERCIAL RETAIL AND GAS STATIONS
COORDINATE:	3807733.281'N 10673174.089'W
LOCATION:	FROM THE VERIZON WIRELESS OFFICE IN ALBUQUERQUE NEW MEXICO, HEAD SOUTH ON EUBANK BLVD. NE FOR 0.8 MILES TO COLUMBIAN RD. NE, TURN LEFT HEADING EAST FOR 0.5 MILES TO THE SITE LOCATED AT 3640 MORRIS ST. NE AT THE INTERSECTION OF COLUMBIAN RD. NE AND MORRIS ST. NE.
PROJECT DESCRIPTION:	THIS PROJECT CONSISTS OF THE FOLLOWING: INSTALLATION: • ONE (1) 49'-0" CONCRETE MONOPOLE (DESIGNED BY OTHERS) • THREE (3) NEW 300W-500W OUTDOOR EQUIP. CABINETS • THREE (3) NEW 300W-500W ANTENNAS • TWO (2) NEW MAIN CABLE UNITS • TWO (2) NEW HYBRID FIBER CABLES

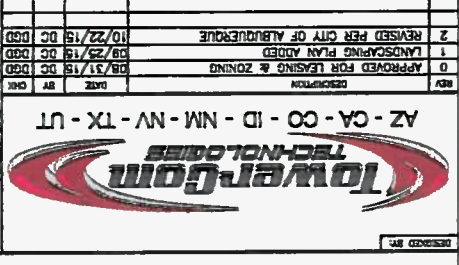


VICINITY MAP  
SCALE: N.T.S.  
NORTH



PROJECT NAME:	ABQ CHAPALA NEW 49'-0" MONOPOLE (OVERALL HEIGHT: 50'-0" A.G.L.) RAW LAND COMMUNICATIONS
PROJECT ADDRESS:	3640 MORRIS ST. NE ALBUQUERQUE, NM 87111 BERNALILLO COUNTY
SHEET TITLE:	TITLE SHEET
SHEET DATE:	10/22/2015 8:41 AM
SHEET NUMBER:	T1

REV.	DESCRIPTION	DATE
1	APPROVED FOR LEASING & ZONING	10/22/15
2	REVISOR PER CITY OF ALBUQUERQUE	10/22/15
3	LANDSCAPING PLAN ADDED	10/22/15
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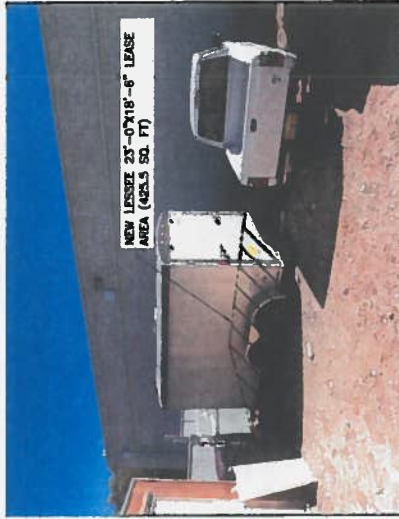


verizonwireless  
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ALBUQUERQUE, NEW MEXICO 87111  
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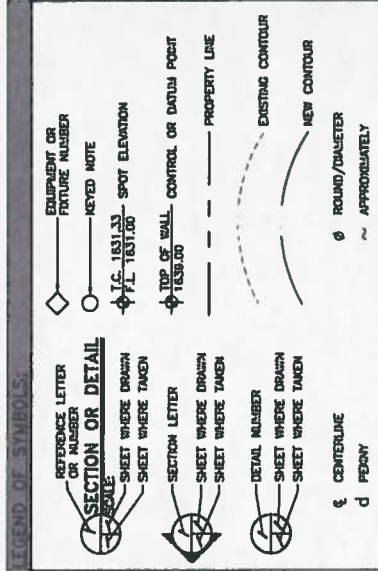
VIEW OF NEW LEASE AREA  
(LOOKING NORTH)



VIEW OF NEW LEASE AREA  
(LOOKING NORTH EAST)



1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE PROJECT SCOPE OF WORK DEFINED UNDER THE REQUEST FOR PROPOSAL (RFP) FOR THIS PROJECT AND ALL ASSOCIATED ATTACHMENTS AND DOCUMENTS PROVIDED.
2. THE RFP AND ALL ASSOCIATED DOCUMENTS SHALL DEFINE THE COMPLETE PROJECT SCOPE OF WORK AND ALL ASSOCIATED DOCUMENTS SHALL BE FOR COMPLIANCE WITH ALL DOCUMENTS AND IS SOLELY RESPONSIBLE FOR ALL WORK.
3. ALL DOCUMENTS INCLUDED WITHIN THE PROJECT REQUEST FOR PROPOSAL ARE REQUIRED FOR THE COMPLETE PROJECT SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK EQUIPMENT, MATERIAL, INSTALLATION, TESTING, ETC.) INDICATED IN ALL DOCUMENTS. THE RFP, VERIZON WIRELESS NETWORK STANDARDS AND PROJECT ADDENDUMS AND CLARIFICATIONS ARE COMPLEMENTARY TO EACH OTHER. THE PROJECT OF THE SPECIFICATIONS AND DRAWINGS NUMBERING PER DISCIPLINE IS NOT TO BE CHANGED WITHOUT THE WRITTEN PERMISSION OF VERIZON WIRELESS. ALL ASSIGN ALL SUB CONTRACTOR WORK AND VERIZON WIRELESS WILL NOT ACCEPT ANY CHANGE ORDERS FOR INTERNAL CONTRACTOR WORK ASSIGNMENTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTE ALL RFP DOCUMENTS TO THEIR SUB CONTRACTORS. ALL RFP DOCUMENTS ARE REQUIRED TO INDICATE THE PROJECT SCOPE OF WORK. PARTIAL SUB CONTRACTOR DOCUMENT PACKAGES ARE HEAVILY DISCOUNTED.
5. IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS, SPECIFICATIONS, REFERENCED STANDARDS, VERIZON WIRELESS STANDARDS, OR AGREEMENT TERMS AND CONDITIONS OF THE ARCHITECT/ENGINEER SHALL BE CONSIDERED FOR FINAL INTERPRETATION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL INTERPRETATION OF THE WORK AND EXTENSIVE INTERPRETATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECT/ENGINEER INTERPRETATIONS SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO VERIZON WIRELESS.
6. ALL ANTENNAS MUST BE PHASE TESTED WITHIN 48 HOURS OF THEM BEING RECEIVED BY THE INSTALLATION CONTRACTOR. THOSE RESULTS MUST BE SENT BACK TO THE VERIZON WIRELESS ENGINEER WITHIN 48 HOURS OF THE TEST RESULTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION. YOUR COMPANY WILL BE CHARGED FOR THE COST OF THE ANTENNAS FOR REPLACEMENT.
7. ALL LOADS MUST BE SECURED PROPERLY TO THE VEHICLE OR TRAILER. VERIZON WIRELESS WILL PASS ALONG THE COST OF ANY REPLACEMENTS DUE TO DAMAGE OR LOSS WHETHER IT IS NEW OR USED.
8. ALL VEHICLES ARE REQUIRED TO SIGN UP TO THE DC IN TEMPE, OR DELTA/MSG. ALL VEHICLES, OR BROKEN ANCHOR IN AS WITH ENCLOSED TRANSPORTATION FOR ALL ELECTRICALS.

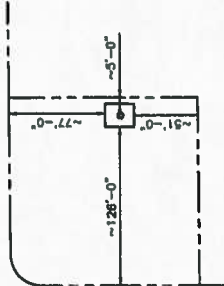


1. PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE NEW PROJECT.
2. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS OF THE JOB SITE AND ALL ASSOCIATED ATTACHMENTS AND DOCUMENTS SHALL BE FOR COMPLIANCE WITH ALL DOCUMENTS AND IS SOLELY RESPONSIBLE FOR ALL WORK.
3. ALL FIELD MODIFICATIONS BEFORE, DURING, OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY A LESSEE REPRESENTATIVE.
4. INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, U.A.O. (UNLESS OTHERWISE SPECIFIED), AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM A LESSEE REPRESENTATIVE AND ADJUSTING THE BID ACCORDINGLY.
5. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE WORK UNDER THE CONTRACT.
6. ALL CONSTRUCTION IMPROVEMENTS AND FINISHES THAT ARE TO REMAIN AFTER CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL INSPECTION BY LESSEE. THE CONTRACTOR SHALL PROVIDE LESSEE WITH ONE COPY OF ALL RED-LINED DRAWINGS.
7. THE CONTRACTOR IS RESPONSIBLE FOR RED-LINE THE FINAL INSPECTION BY LESSEE. THE CONTRACTOR SHALL PROVIDE LESSEE WITH ONE COPY OF ALL RED-LINED DRAWINGS.
8. VERIFY ALL FINAL EQUIPMENT WITH A LESSEE REPRESENTATIVE. ALL EQUIPMENT LAYOUT, SPECIFICATIONS, EXISTING CONDITIONS, AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM A LESSEE REPRESENTATIVE AND ADJUSTING THE BID ACCORDINGLY.
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20. CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL INSPECTION BY LESSEE. THE CONTRACTOR SHALL PROVIDE LESSEE WITH ONE COPY OF ALL RED-LINED DRAWINGS.

1. WIND LOADS: IBC 2009 §1609 & ASCE 7-05 §6.4 (SIMPLIFIED METHOD)
2. SEISMIC LOADS: IBC 2009 §1613 & ASCE 7-05 §12.14 (SIMPLIFIED METHOD)
3. WIND LOADS: IBC 2009 §1609 & ASCE 7-05 §6.4 (SIMPLIFIED METHOD)
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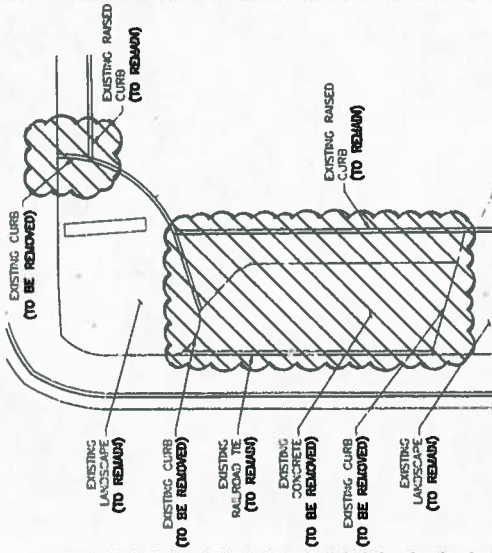


SETBACK TABLE	
LEASE BOUNDARY TO PARENT PROPERTY LINE	
NORTH	~77'-0"
SOUTH	~51'-0"
EAST	~5'-0"
WEST	~126'-0"



**SETBACK SITE PLAN**  
SCALE: 1" = 100'-0"

**NOTE:**  
TO BE REMOVED AND DISPOSED OF IN A LEGAL MANNER.



**DEMO LANDSCAPE PLAN**  
SCALE: 1" = 20'-0"

**SOLID WASTE NOTES:**  
1. THE EXISTING WIRELESS TELECOMMUNICATION FACILITY SHALL BE IN NO WAY HINDER THE AERIAL COLLECTION OF REFUSE.

**ZONING:**  
C1/COMMERCIAL  
LAND USE:  
COMMERCIAL RETAIL/  
GAS STATIONS

**PARENT PARCEL**  
TRACT P-1, LA REINA  
DEL LOS ALTOS, UNIT 2

**ZONING:**  
C1/COMMERCIAL  
LAND USE:  
COMMERCIAL SERVICE/  
DANCE SCHOOL

**ZONING:**  
R1/RESIDENTIAL  
LAND USE:  
SINGLE-FAMILY/RESIDENTIAL

**SITE PLAN**  
NORTH



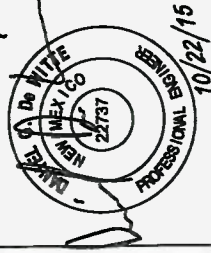
**FOR APPROVED ZONING**

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**TowerCom TECHNOLOGIES**

**AZ - CA - CO - ID - NM - NV - TX - UT**

REV. 01/15/15  
2. REVISED PER CITY OF ALBUQUERQUE  
1. LANDSCAPING PLAN ADDED  
0. APPROVED FOR LEASING & ZONING  
DATE: 08/21/15  
BY: [Signature]  
CHK: [Signature]



**PROJECT NAME:**  
ABQ CHAPALA  
NEW 48'-0" MONOPOLE  
(OVERALL HEIGHT: 50'-0" A.G.L.)  
RAW LAND COMMUNICATIONS

**PROJECT ADDRESS:**  
3640 MORRIS ST. NE  
ALBUQUERQUE, NM 87111  
BERNALILLO COUNTY

**SHEET TITLE:**  
SITE PLAN

**DATE:**  
10/22/2015 8:41 AM

**SHEET NUMBER:**  
Z1





**verizon**wireless

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[illegible]

PROJECT NAME: **ABQ CHAPALA**  
NEW 49'-0" MONOPILE  
(OVERALL HEIGHT: 50'-0" A.G.L.)  
RAW LAND COMMUNICATIONS

PROJECT ADDRESS: 3640 MORRIS ST. NE  
ALBUQUERQUE, NM 87111  
BERNALILLO COUNTY

**ENLARGED  
SITE PLAN**

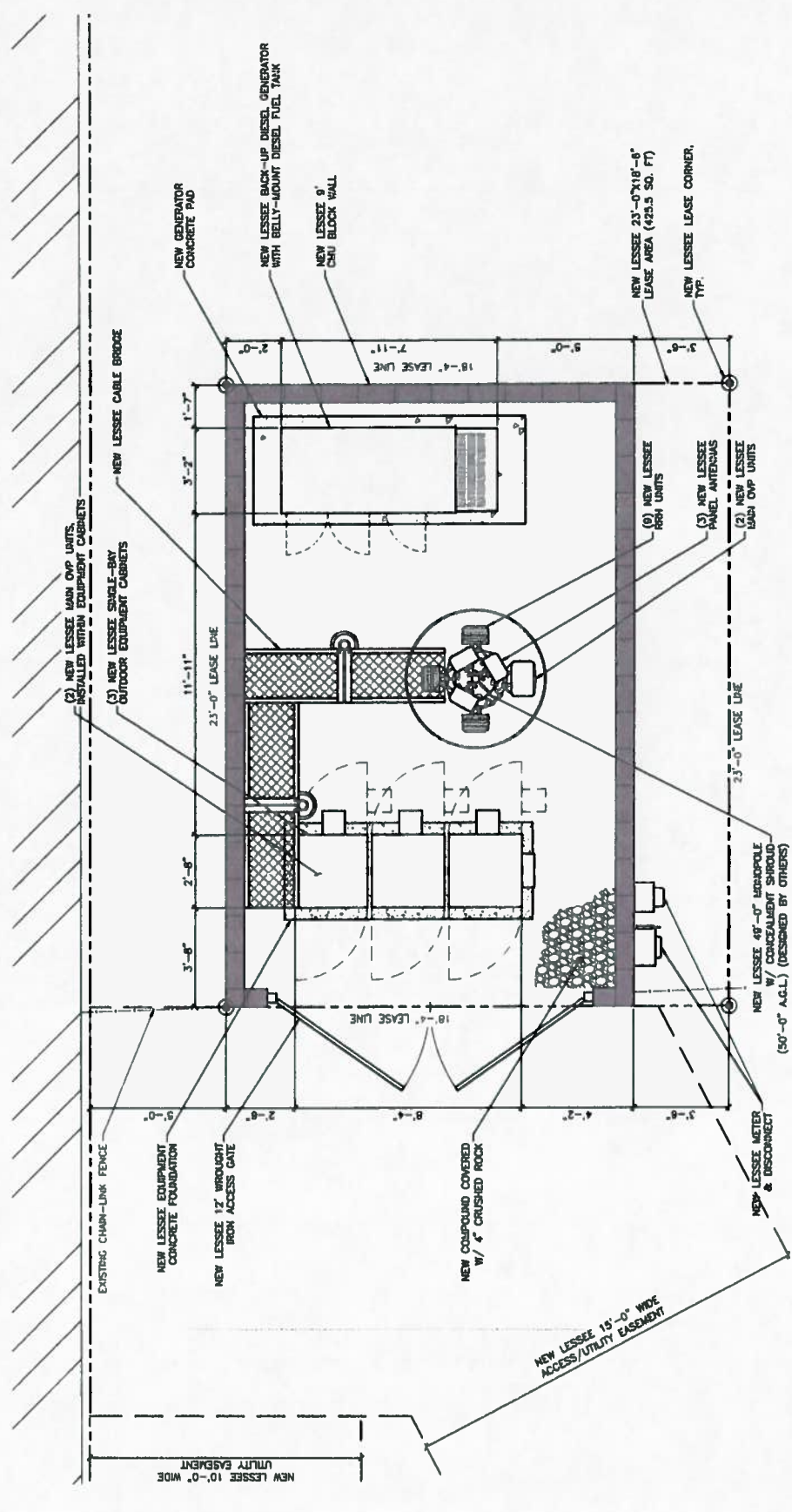
SCGE DATE: 10/22/2015 8:41 AM

**SHEET NUMBER** 73

THE EXISTING WIRELESS TELECOMMUNICATION FACILITY WILL IN NO WAY HINDER THE NORMAL COLLECTION OR REFUSE.

1	PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
2	GRADE ENTIRE COUNTLAND UP 6" ABOVE FINISHED GRADE PRIOR TO INSTALLING 4" OF 3/4" CRUSHED ROCK. SEE DETAIL 5 ON SHEET C7.

LOCATION	MATERIAL	COLOR
SITE COMPOUND	POLE/CAULSTER	HCSS4019 NATURAL TAN
SITE COMPOUND	BRIGHT IRON GATE	HCSS4019 NATURAL TAN
SITE COMPOUND	CELU WALL	HCSS4019 NATURAL TAN



APPROVED  
FOR LEASING/ZONING

ENLARGED SITE PLAN  
SCALE 1/4" = 1'-0"  
NORTH







# Product Specifications

COMMSCOPE

SRNH-1D65B

Antenna 374-band Antenna, 1 x 650-984 MHz and 2 x 1710-2350 MHz, 50° horizontal beamwidth, internal feed, both high bands share the same electrical UL.

## Electrical Specifications

Frequency Band, MHz	650-984	1710-2350	1710-2350	1710-2350	1710-2350	2350-2500
Gain by dBi Beam Tilt, average, dB	14.5	14.3	17.4	17.9	18.2	18.3
Gain by dBi Beam Tilt, maximum, dB	14.9	14.7	17.8	18.3	18.6	18.7
Gain by Beam Tilt, average, dB	0° 14.6	0° 14.5	0° 17.4	0° 17.8	0° 18.1	0° 18.2
Gain by Beam Tilt, maximum, dB	7° 14.6	7° 14.4	3° 17.5	3° 17.9	3° 18.3	3° 18.4
Gain by Beam Tilt, maximum, dB	14° 14.2	14° 13.6	2° 17.4	2° 17.9	2° 18.2	2° 18.4
Beamwidth, Horizontal, degrees	50	50	50	50	50	50
Beamwidth, Vertical, degrees	50	50	50	50	50	50
Beamwidth, Vertical, degrees	12.1	10.7	5.6	5.2	5.0	4.9
Beamwidth, Vertical, degrees	0.8	0.7	0.3	0.2	0.1	0.1
Beam Tilt, degrees	0-14	0-14	0-7	0-7	0-7	0-7
Beam Tilt, degrees	16	14	16	16	16	16
Beam Tilt, degrees	25	26	27	28	28	28
Beam Tilt, degrees	13	11	16	12	11	4
Beam Tilt, degrees	25	25	25	25	25	25
Beam Tilt, degrees	30	30	30	30	30	30
Beam Tilt, degrees	1.5	1.4	1.4	1.4	1.4	1.4
Beam Tilt, degrees	-153	-153	-153	-153	-153	-153
Beam Tilt, degrees	350	350	350	350	350	350
Beam Tilt, degrees	0-15	0-15	0-15	0-15	0-15	0-15

\*Values calculated using antenna software H-0-0057A v4.6

## Mechanical Specifications

Color / Antenna Material	Light gray / Fiberglass, UV resistant
Connector Interface / Location	Quantity 2: 16 D18 Female / Bottom / 6
Wind Loading, maximum	612.7 lb @ 150 km/h 136.9 lb @ 150 km/h
Wind Speed, maximum	241.4 km/h / 150.0 mph
Antenna Dimensions, L x W x D	1028.0 mm x 391.0 mm x 181.0 mm / 72.8 in x 11.9 in x 7.1 in
Net Weight	18.4 kg / 40.6 lb



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DESIGNED FOR

verizonwireless

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ALBUQUERQUE, NEW MEXICO 87111

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REV	0	1	2
DESCRIPTION	APPROVED FOR LEASING & ZONING	LANDSCAPING PLAN ADDED	REVISED PER CITY OF ALBUQUERQUE
DATE	08/31/15	09/23/15	10/22/15
BY	BT	BC	BC
CHECKED BY	BT	BC	BC
PROJECT NAME	AZ - CA - CO - ID - NM - NV - TX - UT		



PROJECT NAME

ABQ CHAPALA  
NEW 48'-0" MONOPILE  
(OVERALL HEIGHT: 50'-0" A.G.L.)  
RAW LAND COMMUNICATIONS

PROJECT ADDRESS

3640 MORRIS ST. NE  
ALBUQUERQUE, NM 87111  
BERNALILLO COUNTY

SHEET TITLE

ANTENNA CUT SHEET(S)

SHEET NUMBER

10/22/2015 8:41 AM

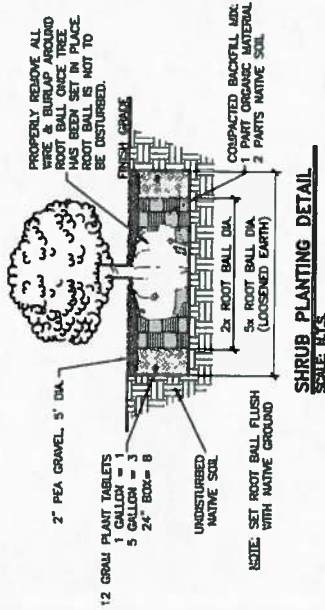
RF2



LANDSCAPE VEGETATION SCHEDULE					
COMMON NAME	BOTANICAL NAME	QUANTITY	MATURE HEIGHT	MATURE SPREAD	WATER REQUIREMENT
FOUR WINGED SALTBUSH	ATROPIS CANESCENS	9	1'-3'	1'-3'	LOW
APACHE PLUME	PULLIUM PARADOXA	6	3'-0"	3'-6"	LOW
CHAUSA	CHRYSOTHAULUS	5	3'-0"	4'-0"	LOW

- LANDSCAPE NOTES:**
- IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED DRIP IRRIGATION SYSTEM SHALL BE USED TO IRRIGATE THE TREE, SHRUB AND GRASS COVER PLANTINGS. TREES SHALL RECEIVE (3) 1 GPH EMITTERS AND SHRUBS (2) 1 GPH EMITTERS. IRRIGATION FOR THIS AREA SHALL BE TIED INTO EXISTING WATER LINE.
  - MAINTENANCE OF THE LANDSCAPING AND IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE OWNER.
  - LIMITS OF LANDSCAPING SHALL BE BOUNDED BY STEEL ENDING ALL AROUND PERIMETER.
  - ALL LANDSCAPE VEGETATION SHOWN IS DRAWN TO SCALE PER MATURE HEIGHT AND SPREAD.
  - CONTRACTOR TO PLACE AND LOCATE ALL LANDSCAPE VEGETATION AS INDICATED IN LANDSCAPE PLAN.
  - THE TOPOGRAPHY OF THIS SITE IS APPROXIMATELY LEVEL.
  - TOTAL AREA OF LANDSCAPING = 443.47 SQ. FT.
  - ALL TREES AND SHRUBS AS RECOMMENDED BY THE WATER AUTHORITY'S OFFICIAL WEBSITE.
  - DRIP IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED LANDSCAPE CONTRACTOR. CONTRACTOR SHALL ENSURE THAT ALL LANDSCAPING IS ADEQUATELY IRRIGATED (SEE DRIP SYSTEM DESIGN GUIDELINES & DRIP SYSTEM GENERAL OPERATING SCHEDULE).

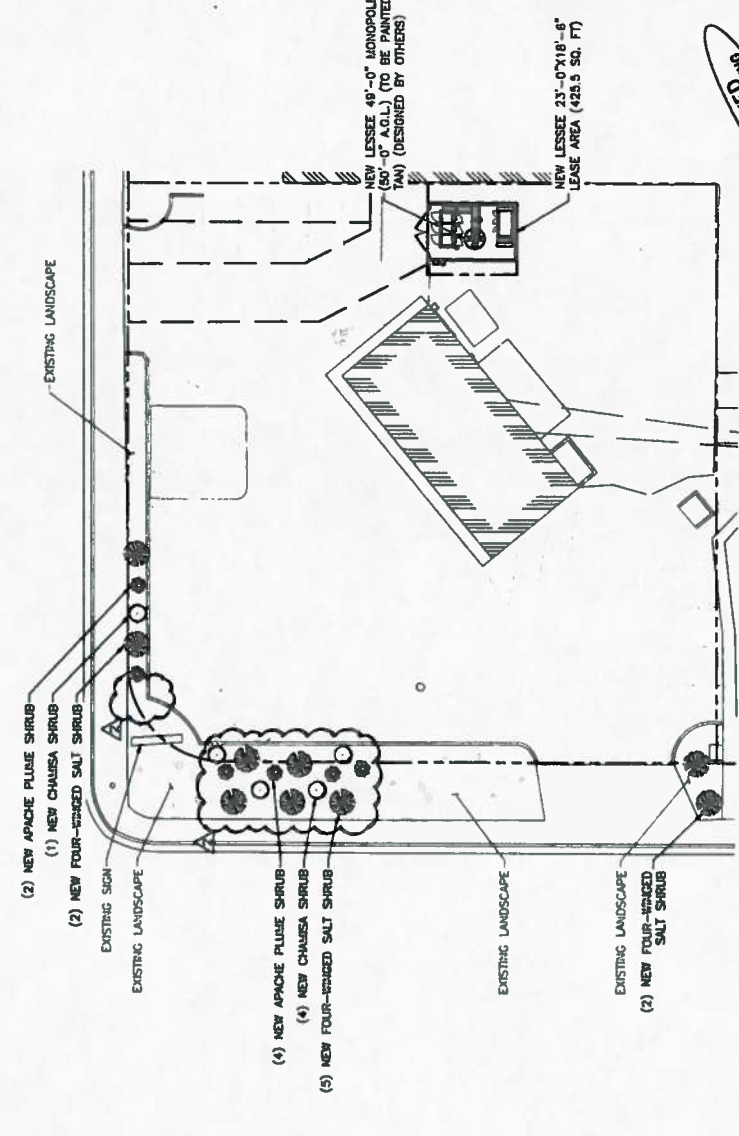
PLANT TYPE	WATER USE	GALLONS PER HOUR PER PLANT
FLOWERS AND HERBS UP TO 2 FEET IN DIAMETER	LOW	0.5
SMALL SHRUBS & VINES UP TO 6 FEET IN DIAMETER	MODERATE	1.0
LARGE SHRUBS & SMALL TREES 6 TO 10 FEET IN DIAMETER	MODERATE	3.0
TREES OVER 10 FEET IN DIAMETER	MODERATE	6.0
OVER 10 FEET IN DIAMETER	MODERATE	12.0 (MINIMUM 4 EMITTERS)
OVER 10 FEET IN DIAMETER	MODERATE	36.0 (MINIMUM 4 EMITTERS)



DRIP SYSTEM GENERAL OPERATING SCHEDULE					
MONTH	WATER PER MONTH	WATER PER WEEK	WATER BUDGET SETTING		
JANUARY**	20	5	5%		
FEBRUARY**	34	8	9%		
MARCH	76	19	20%		
APRIL	146	37	30%		
MAY	243	61	64%		
JUNE	337	84	88%		
JULY	558	95	100%		
AUGUST	360	85	90%		
SEPTEMBER	341	59	62%		
OCTOBER	234	33	35%		
NOVEMBER	49	12	13%		
DECEMBER	24	6	6%		

\* NORMAL PRECIPITATION IS USUALLY ADEQUATE TO SURFACE ESTABLISHED PLANTS THROUGHOUT THE YEAR. SOME WINTER WATERING MAY BE NECESSARY FOR PLANTINGS LESS THAN ONE YEAR OLD, OR IF CONDITIONS ARE EXTREMELY DRY.

\*\* MONTHLY PRECIPITATION DATA FROM THE NATIONAL WEATHER SERVICE, ALBUQUERQUE, NM.



**LANDSCAPING SITE PLAN**  
SCALE: 1/8" = 1'-0"



**FOR APPROVED PLANNING**

DESIGNED FOR

**verizonwireless**

4821 EUBANK NE  
ALBUQUERQUE, NEW MEXICO 87111

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REV

DESCRIPTION

DATE

1

APPROVED FOR LEASING & ZONING

08/31/15

2

REVISED PER CITY OF ALBUQUERQUE

10/22/15

AZ - CA - CO - ID - NM - NV - TX - UT

**TOWERCOM TECHNOLOGIES**

US: 505.261.1111

PROJECT NAME

**ABQ CHAPALA**

PROJECT ADDRESS

**NEW 49'-0" MONOPOLE  
(OVERALL HEIGHT: 50'-0" A.G.L.)  
RAW LAND COMMUNICATIONS**

PROJECT LOCATION

**3640 MORRIS ST. NE  
ALBUQUERQUE, NM 87111  
BERNALILLO COUNTY**

SHEET TITLE

**LANDSCAPING PLAN**

SHEET NUMBER

**LS1**

DATE

10/22/2015 8:41 AM

SCALE

1/8" = 1'-0"

DESIGNED FOR

**verizonwireless**

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ALBUQUERQUE, NEW MEXICO 87111

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DESCRIPTION

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AZ - CA - CO - ID - NM - NV - TX - UT

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**LANDSCAPING PLAN**

SHEET NUMBER

**LS1**

DATE

10/22/2015 8:41 AM

SCALE

1/8" = 1'-0"





The following is the description of a proposed telecommunications lease area ("CLIENT 18.5' X 23.0' LEASE AREA") located within and being a portion of Tract P-1 ("UNDERLYING PARCEL"), La Baha De Las Alas Unit Tract, according to the plat thereof recorded on December 24, 1978 in Book C16, Page 31, Bernalillo County Records (refer to Warranty Deed recorded on September 8, 2014); City of Albuquerque, Bernalillo County, New Mexico; said CLIENT 18.5' X 23.0' LEASE AREA being more particularly described with reference to the NADES(2011) New Mexico State Plane Coordinate System 3002 as follows:

The POINT OF COMMENCEMENT ("P.O.C.") being a center in concrete curb (at back of curb) found as a witness to the northeast corner of the said UNDERLYING PARCEL, the same having coordinates of NAD 83: 1,500,317.35' E; 1,558,529.84'; FROM WHICH ACS Monument BU-19-021 having coordinates of NAD 83: 1,500,316.15' E; 1,558,391.58' bears South 89° 31' 33" West 147.78 feet; THENCE, from said P.O.C., South 00° 01' 25" West 23.00 feet to a point in the east boundary line of the UNDERLYING PARCEL, THENCE, departing said boundary line, North 89° 58' 35" West 18.50 feet to the northeast corner of the CLIENT 18.5' X 23.0' LEASE AREA, the same being the POINT OF BEGINNING ("P.O.B. 1") of this description; THENCE, the following four (4) courses:

1. South 00° 01' 25" West 23.00 feet;
2. North 89° 58' 35" West 18.50 feet;
3. North 00° 01' 25" East 23.00 feet;
4. South 89° 58' 35" East 18.50 feet to the P.O.B. and contributing, in all, 425.5 square feet of land.

The following is the description of a 15-foot wide strip of land for a proposed access and utility easement ("CLIENT 15' ACCESS/UTILITY EASEMENT") to serve a proposed telecommunications lease area of 18.5' X 23.0' LEASE AREA located within and being a portion of Tract P-1 ("UNDERLYING PARCEL"), La Baha De Las Alas Unit Tract, according to the plat thereof recorded on December 24, 1978 in Book C16, Page 31, Bernalillo County Records (refer to Warranty Deed recorded on September 8, 2014); City of Albuquerque, Bernalillo County, New Mexico; said CLIENT 15' ACCESS/UTILITY EASEMENT being more particularly described with reference to the NADES(2011) New Mexico State Plane Coordinate System 3002 as follows:

The POINT OF COMMENCEMENT ("P.O.C.") being a center in concrete curb (at back of curb) found as a witness to the northeast corner of the said UNDERLYING PARCEL, the same having coordinates of NAD 83: 1,500,317.35' E; 1,558,529.84'; FROM WHICH ACS Monument BU-19-021 having coordinates of NAD 83: 1,500,316.15' E; 1,558,391.58' bears South 89° 31' 33" West 147.78 feet; THENCE, from said P.O.C., South 00° 01' 25" West 78.28 feet to a point in the east boundary line of the UNDERLYING PARCEL, the same being the POINT OF BEGINNING ("P.O.B. 2") of this description; THENCE, the following three (3) courses:

1. North 89° 58' 35" West 18.37 feet;
2. North 27° 37' 03" West 25.11 feet;
4. North 00° 28' 15" West 47.14 feet to the POINT OF TERMINATION at a point in the north boundary line of the UNDERLYING PARCEL in the south right-of-way line of Carmichael Blvd NE.

The following is the description of a 10-foot wide strip of land for a proposed utility easement ("CLIENT 10' UTILITY EASEMENT") to serve a proposed telecommunications lease area of 18.5' X 23.0' LEASE AREA located within and being a portion of Tract P-1 ("UNDERLYING PARCEL"), La Baha De Las Alas Unit Tract, according to the plat thereof recorded on December 24, 1978 in Book C16, Page 31, Bernalillo County Records (refer to Warranty Deed recorded on September 8, 2014); City of Albuquerque, Bernalillo County, New Mexico; said CLIENT 10' UTILITY EASEMENT being more particularly described with reference to the NADES(2011) New Mexico State Plane Coordinate System 3002 as follows:

The POINT OF COMMENCEMENT ("P.O.C.") being a center in concrete curb (at back of curb) found as a witness to the northeast corner of the said UNDERLYING PARCEL, the same having coordinates of NAD 83: 1,500,317.35' E; 1,558,529.84'; FROM WHICH ACS Monument BU-19-021 having coordinates of NAD 83: 1,500,316.15' E; 1,558,391.58' bears South 89° 31' 33" West 147.78 feet; THENCE, from said P.O.C., THENCE, from said P.O.C., South 00° 01' 25" West 70.78 feet to a point in the east boundary line of the UNDERLYING PARCEL; THENCE, departing said boundary line, North 89° 58' 35" West 5.00 feet to the POINT OF BEGINNING ("P.O.B. 3");

THENCE, North 00° 01' 15" East 62.08 feet to the POINT OF TERMINATION at a point in the north boundary line of the UNDERLYING PARCEL in the south right-of-way line of Carmichael Blvd NE.

#### LEASE AREA LAND DESCRIPTION

#### ACCESS/UTILITY EASEMENT CENTERLINE DESCRIPTION

#### UTILITY EASEMENT CENTERLINE DESCRIPTION

DESIGNED FOR:

**verizon**wireless

4821 Edmont NE  
Albuquerque, New Mexico 87111

DESIGNED BY:



SHEET TITLE:

LAND DESCRIPTIONS

TOT SITE I.D.:

SHEET INFO.:

VZW ABQ CHAPALA  
Sheet 2 of 2